

FARMERS MOVING TO TEXAS.

A GREAT LAND BOOM IN THE PANHANDLE.

Practically all the big ranches sold to Land Companies, Which Are Taking to Texas Farmers From Iowa, Nebraska, Kansas and Missouri—Prices Soaring.

Westerners are having another virulent attack of land fever. A couple of years ago it was Oklahoma to which the home seeker was steered. Then it was Canada. Now it is Texas. If a third of the farmers from Iowa, Nebraska, Kansas and Missouri who have gone down there this fall remain it won't be long until Texas is among the doubtful political States.

This is no spontaneous outburst, but the result of the business methods of the land agents. In the last two years practically all the big ranches in the Texas Panhandle have been bought by land companies. These have arranged with the railroads to run excursion trains from as far East as Indianapolis at half fare.

Their Eastern agents gather up the farmers who will come, and these are all bunched at Kansas City, Wichita or El Reno, and there Westerners who know the land thoroughly and can talk a mummy into a purchase take charge.

Amarillo, Tex., is the centre of the big land boom. Two years ago it was a cattle shipping point, the centre of the gigantic L. X. ranch, with several hundred inhabitants. To-day it has 8,000, and nightly people have to sleep on the streets for lack of accommodations.

The old ranch was twenty-seven miles wide and sixty long, and was all under fence. There were 1,200 sections, or nearly 770,000 acres. The company bought the land originally for 20 cents an acre.

The land boom in the Panhandle began when the company that owned the ranch divided it up into sections and began offering it at \$1,500 to \$2,500 a section. A fourth of the land is yet unsold, but the company has gathered in six millions for the land disposed of.

Its sale value is now from \$10 to \$20 an acre.

There are other big ranches in the Panhandle, out in the Big Pasture, as they call it. These are all being cut up and offered to the hungry land seekers.

Everybody in the towns thereabouts is a land agent in the eyes of the company. The company pays a commission to all who can prove they had a hand in getting a man to invest, and there is no rest for the wayfarer who isn't hunting land.

If he drops in on the bar to get a drink, if he stops on a street corner to wipe his forehead, if he steps into a barber shop, the bartender or the pedestrian or the barber will come forward with the glad hand.

"Stranger hereabouts, are ye?"

"Yes."

"Been looking at some land?"

"It doesn't particularly matter if you haven't. The formula is the same."

"We have the best land in the country down here. If you have not bought yet, let me put you on to a nice little snap—money doubled in a year on this."

And then begins business.

There is keen rivalry between the agents, but they have an understanding that it is hands off as long as a man has a customer in tow. And understandings are pretty well kept down in the Panhandle.

In some of the towns they have property farmers, residents who promenade the streets dressed up like agriculturists, and whom the agent with a customer in hand accidentally meets.

"Hello, Bill!" calls out the agent, and his outstretched hand is grasped by the property farmer.

"Where did you drive in?"

"How were your crops this year? Haven't seen you for two months," and so on.

Before long the property farmer is telling all about the big crops he raised and the good prices he secured, all for the benefit of the newcomer.

The buckboard has been superseded in the Panhandle by the automobile, and the use of land agents. There is one advantage in using the auto as a means of conveyance that does not usually impress the land buyer as an advantage. That is, it lessens distances from towns, or helps to deceive the buyer into believing that the farm shown him is only out a few miles, when it is fifteen or twenty.

One firm of land dealers in Hereford has two automobiles. It uses these to transport customers to its great tract of land twenty miles away, where it conducts a private hotel for their accommodation.

The country is very level, the soil is sold, of short, curly buffalo grass, and it is as good as good for anything as an asphalt street. There isn't enough rain to hurt the roads at any time, but the land buyer is not told this fact.

The surface here and there dips into saucerlike depressions. The subsoil being clay, when it rains lakes form in these hollows in a night. In a week they have disappeared.

There has been rain enough this summer, however, to make some of these lakes present the appearance of a well.

Institutions and the land agent employ them right handily in clinching his propositions. The Panhandle contains about 25,000 square miles, and practically all of it has been sold several times in the last three years.

The final unloading is now on. Take a farmer from Illinois and Iowa, and he finds that the land he has bought for \$100 an acre, on his \$125 an acre land at home. A quarter section will readily sell for \$20,000, and with that sum he gets from 1,000 to 4,000 acres in Texas, or land enough for all of the boys and some left to make a new home on.

One Des Moines firm has options on 750,000 acres in three counties. The firm has agreed to build 150 miles of railroad through the counties and to plant 15,000 settlers there within eighteen months. It looks now as if the well may have no difficulty in making good.

It recently ran a special train of Iowa farmers, men who represented 1,000 families in their section, to the Panhandle, and into Lubbock county, and sold them a big tract of land in a body. It is not unusual for a considerable portion of the residents of one county in the older States to transplant itself in a body to Texas.

The Panhandle is described as a pretty country to look at, a beautiful climate, owing to the high altitude. It is one drawback, about which little is said, is the depth one must go for water. It is seldom found at less than 300 feet, and sometimes one has to go three times that distance.

Dalhart, one of the boom towns, has a citizen in the person of A. A. Royal, who thinks that fortune has served him a scurvy trick. He bought a section four years ago, before the boom began, for \$150 an acre.

That took all his money, and when he came to dig for the sinking of a well he found the regulation price a foot to be about the same as the price of the land an acre.

He had to have the well, however, and in payment for it gave the well man a deed for \$200 acres. He recently sold his \$20 for \$13 an acre, which netted him nearly \$3,000 profit. But he can't forget that the actual cost to him of that well was \$4,000.

There'll be a lot of dead towns in the Panhandle when the bottom drops out of this boom, as it will; but while it lasts the folks are having a swell time. Men who had nothing a few years ago are rich now. Two-thirds of the business blocks are occupied by land agents.

Where Dalhart, a town of 3,000, now stands was formerly the range of Jess Jenkins. He sold it to a town site company for \$500. The agent offered him ten blocks in the town if he would give it a good boost to the buyers who came along.

Jenkins ran the man who made the proposition off his place. He explains that he thought it was simply a big robbery scheme, and he didn't want the ten blocks for a gift.

Jenkins had been there for twenty-five years and was convinced it was nothing but pasture land. A few days ago he bought a business corner for \$4,000 and is now putting up a \$25,000 hotel on it. He has changed his mind and is even a land maker, as witnesses the lot tree of the West Indies.

an old buffalo hunter who located near by nineteen years ago, and the land he accumulated he recently sold for \$75,000. One story they tell is that of a pretty girl who was a waitress in the best hotel there six months ago.

She got \$25 a month, and was so popular with the guests that practically all of the land agents had her on their staff of boosters. She made enough in commissions to make good investments. She now owns the hotel, clears \$500 a month with it, and won't marry the best man in town.

Railroad men are also in the pay of the land agents, and they make good additions to their salaries by the advice they give travellers. The speculation that has prevailed for the last year has caused a steady advance in prices, but the conservative fellows, the old timers, say that the prices can't last. Twenty dollars an acre is too much for the land.

It is about the same quality as western Kansas land, but the same mesquite grass covering, but its development will be slow, and rainfall must materially increase before it can be profitably tilled. But with price advancing, nobody cares, and everybody is making money.

"WISE MONEY."

Intuitions Brought to Bear on the Man in the Betting Ring.

The betting ring is a whirl of excitement, augmented by the appearance of the "wise money," this coming from the punters who are supposed to know a little more than any one else.

These men bet large sums, varying from \$2,000 to \$10,000, and are supposed to make princely incomes by so doing, says a writer in *Outing*.

Look through the list of punters of even five years ago, and with the exception of the deceased Pittsburgh Phil what is the individual bank account?

Things which the individual judgment, causing a man to switch from a preconceived horse with a chance to win, according to his individual ideas, to another horse of which he knows nothing but rumor. This departure from the one beaten track of each individual is just as fatal in racing as in any other business.

Take the bookmaker as an instance, sitting day by day, letting the money go, and steadily waging him the said selections will not win, certain that he has 90 per cent. in his favor at the start.

Realizing this the bookmaker spares no effort to augment the swirl. Hence the clever delay in the announcement of the prices, the constant rush of the money, and the intermittent and startling variations of prices in the individual book.

No matter whether the individual bookmaker has done any business on that particular horse or not, he varies the prices in obedience to the index of the figurehead, thus keeping up the guessing hurrah.

Ninety per cent. of the wild rumors as to the trial, the condition, the chances, of certain horses in each race have their genesis with the bookmakers, who know that nearly every man, even those of long years of experience, is looking for information.

So, from time to time, wild rumors are precipitated. Where from, no one knows. These are supposed to run on two or three horses no one thought seriously of.

The prices are cut from \$10 to \$10 to \$1, some one starts a whisper "from the stable," and the market is thrown into a commotion. Take up any tabulated chart of any day's racing and note the long shot horses played down which finished nowhere.

One can never find a central figure for such a vortex. "Stables" do not put their money down that way. It is to the interest of the stable, equally with the interest of the bookmaker, to keep any such legitimate transaction as much from the notice of the public as possible.

WITH A MIND OF HIS OWN.

The Sort of Man That Mr. Stiggly Fancies Here Set Forth.

"I like a man with a mind of his own," said Mr. Stiggly. "Right or wrong, I like a man who knows what he thinks and who is not afraid to speak it. I have a man who doesn't know what he thinks, or who is afraid to say what he does think."

"Now there's Jones. I say to Jones, on a lowly morning:

"What do you think, Jones? Think I'd better take an umbrella?"

"And Jones says:

"Take an umbrella? Why, within twenty-two minutes it'll be raining like hell, green and purple pitchforks; and if you haven't got a better umbrella than I have, I'll be sure to be drenched to death and then drowned. Sure you want an umbrella?"

"Or suppose it had happened to be Robinson?"

"What do you think, Robinson? What do you think, Robinson?"

"Umbrella? Foolish! In twenty minutes it'll be clear as a bell. All blue sky."

"In the case of Jones, and Robinson couldn't both be right, but I would rather lug an umbrella uselessly, following Jones, or get drenched following Robinson, than by a man who has a mind of his own and wasn't afraid to speak it—than to hear what I would get from Snibbly if I asked him:

"Better take an umbrella, hadn't I?"

I say to Snibbly, to hear him say:

"Yes, I suppose it would be safer."

"Snibbly doesn't know what he thinks; and if he does know what he thinks he doesn't say it. He sides in with me; he thinks it would be safer."

"I like the man with a mind of his own, and he is, everywhere, the man that makes the wheels go round."

JEWISH LANDOWNERS.

In Europe They Hold 248 Times as Much as They Did 40 Years Ago.

The anti-Jew faction in Russia declares that even with the present restrictions the Jews have managed to acquire a large portion of land, for which the following figures are quoted in the Jewish magazine, *the Menorah*:

The Jews advanced from 18,000 desiatins in 1860 to 1,408,000 in 1880, 3,577,000 in 1890, and to 1,268,000 in 1900.

In the kingdom of Poland the Jews held 16,000 desiatins in 1860, 148,000 in 1870, 870,000 in 1880, 537,000 in 1890, and 1,268,000 in 1900.

In European Russia outside the Pale Jewish landholding is said to have increased 248 times in forty years in the following proportion: In 1860, 3,000 desiatins; in 1870, 18,000 desiatins; in 1880, 96,000 desiatins; in 1890, 267,000 desiatins; and in 1900, 745,000 desiatins.

According to these statistics the total holdings of the Jews throughout the Russian Empire, which only amounted to 70,000 desiatins in 1860, reached in 1900 the high figure of 2,381,057 desiatins, out of which the Jews own as their property 1,445,000 desiatins, while the remaining 936,057 desiatins are rented by them as tenants.

SOME THINGS NATURE MAKES.

Wooden Bowls and Glass Pipes, Cloth, Ropes and Lace.

Nature is something of a manufacturer herself.

In the case of a certain cactus marvellous natural pottery is produced. Woodpeckers excavate nests in the trunk and branches, and to protect itself the plant exudes a sticky juice, which hardens, forming a woody lining to the holes made by the birds. Eventually the cactus dies and withers away, but the wooden bowls remain.

As a weaver Nature also produces fine work. Certain tree barks and leaves furnish excellent cloth, as, for instance, the famous tape cloth used in the South Sea Islands.

Nature is a glassmaker, too, according to the *Indian Review*. By discharging her lightning into beds of quartz sand she forms exquisite little pipes of glass.

She makes valuable ropes of various kinds in the shape of tropical vines and creepers, and she even is a lace maker, as witnesses the lace tree of the West Indies.

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BROADWAY AT 19th ST.

BUCKLES FOR THE COLLECTOR

ONCE THEY ADDED DIGNITY TO THE DRESS OF MAN.

Also Gave Daintiness to Woman's Footgear—Driven Out by the Fashionable Shoeing After a Reign of Two Centuries—Many Varieties for the Collector's Choice.

The rival cities of Sheffield and Birmingham in England have long been at odds as to the number and value of their respective products, particularly those made of metal.

Sheffield still prides herself on her manufacture of what is now known as Sheffield plate, carefully concealing the fact that it was made at Birmingham also, and says that Birmingham is noted for three things only—buttons, buckles and rice.

People can hardly appreciate to-day the great change which the use of buttons has made in the dress of men. Consider what a labor it was when it took five hundred points to tie the doublet to the hose, points being silken strings with tags or metal points on them. Imagine the state of mind of the suburban resident of to-day if he had to struggle with such things and the morning train only two stations away.

Buckles, while of less importance, were for more than two hundred years a necessary part of the dress of every man, woman and child in Great Britain and her colonies, as well as in most of the European countries.

Pepys, who is in his diary most of the vagaries of fashion, says for January 12, 1660, "This day I began to put buckles on my shoes."

In the "Toll of England" it is recorded for 1670: "The Spanish leather boot introduced under Charles I. still continues to be the fashion, but the immense roses on the shoes have gradually declined and are replaced by wide strings and buckles."

In the portraits by Van Dyck you will find very few buckles, though they are present in those painted by Lely and Van Loos. Gainsborough uses them constantly on the little satin slippers of his ladies, and Sir Joshua Reynolds painted his Admirals in stockings and small clothes with immense buckles on their shoes, a costume which has disappeared from every place but the stage.

Of course when the court set the example everybody who could sported buckles, and the factories of Birmingham and Sheffield turned out immense numbers. When the fashion was at its height and they were worn on shoe and hose 2,500,000 were turned out annually at Birmingham alone. They were made of pewter, copper, brass, silver plate, silver and gold and steel.

The collecting of buckles is a fad indulged in by the few, yet in almost every cabinet of bijou treasures, miniatures, fans, bits of lace, carved ivories and such things you will find a buckle or two. You can almost tell the calling of the wearer by the shape and material of the buckle.

The landlady painted his Admirals in stockings and small clothes with immense buckles on their shoes, a costume which has disappeared from every place but the stage.

The prosperous merchant had buckles of silver wrought in pattern, and the court dame wore buckles large and slender, set with pearls, diamonds or rose paste. It is odd that so many of these delicate astringencies, not to speak.

From 1650 to 1750 the high tide of the reign of buckles, for though they were still worn till about 1800, the fashion was gradually declining, although the buckle remains to this day an important part of English court costume as well as of civil service uniform.

The sizes of buckles varied immensely, from tiny affairs which were worn at the knee or to loop up the hat, to those invented by George III., which were one inch wide and five inches long, covering the whole instep and reaching down to the ground on either side of the foot.

Even the example of royalty was of no avail, and slowly but surely the plebeian shoeing crowded the decorative shoe buckle out of use. The manufacturers of England did not let so important an industry die without a protest. Birmingham and one or two other towns supplied America, Holland, Germany, Spain, Italy and France with all the buckles they needed.

When about 1790 the shoeing began to gain ground a petition was drawn up and "several respectable buckle makers waited upon H. R. H. the Prince of Wales to call his attention to the distressed condition of thousands of workmen in the different branches of buckle manufacture owing to the prevalent wearing of shoeings."

His Highness promised to give the matter his careful attention and assist by his example and influence, but the cheap and convenient shoeing had gained too strong a hold and the buckle had to give

way. In America precise and conservative people wore small buckles and buckled shoes till about the time of the second visit of Lafayette, and when he appeared in yellow trousers strapped under his shoes the last buckle was banished to the attic or the scrap heap.

The largest collection of buckles is probably that of Sir Ponsonby Fane. He has 400 specimens of the various metals mentioned, as well as glass, jet, gut, metal and even wood. His collection is being constantly added to, since after a Court ball or levee many stray buckles are picked up at the Palace.

The conservatism of the English is shown nowhere to better advantage than in this very matter of buckles. Apparently they still wear the style which was in use in 1840, though they admit it is notoriously insecure and that the steel teeth are quite likely to run into the foot as into the shoe.

The regulation material is cut steel, which is blackened when the Court is in mourning. It is a regulation that Archbishops and Bishops must wear silver buckles, while clerics of lower degree must wear the black steel.

In the Highgate dress the buckle still plays an important part, and the chieftains wear on state occasions the very buckles which were worn under similar circumstances by the Stuart army. The buckle also forms part of the uniform of the five killed Highland regiments, the Black Watch, Sutherland, Seaforth, Gordon and the Argyll and Sutherland Highlanders. It is a separate pattern of its own, of which a sealed pattern is kept at the War Office, which has not as yet in its order for reform of the Highland dress made any alteration in this direction.

In many of the museums of this country, notably those in the New England States, the buckles which were worn by the soldiers in the full length portraits of Gen. Washington they are always in evidence, and are large and handsome.

When he sent his first order to London for clothes for himself and Mrs. Washington a long list of things for "Miss Custis, 6 years old," was added. Among the articles were saddle shoes and well turned gloves, and 6,000 pins, large, short and minikin, and silver shoe buckles and sleeve buttons. In addition to all the things which his buckled shoes and well turned calf, and his neighbor, Lincoln, who is vainly trying to hide his awkward trousers under a long coat.

THE JAPAN OF EUROPE.

What King Charles of Rumania Has Done for His Country.

Rumania may well be proud to be called the Japan of Europe. She has achieved in the midst of present jealousy and opposition much that the free empire of the Far East has accomplished.

But, says the *Fortnightly Review*, the progress of Rumania, if less great, is perhaps more meritorious even than that of Japan. To a small State, hampered at every turn by European nations, where once was chaos and corruption to-day is an orderly State, bound in friendly alliance with great Powers, and more important still, an example to the world of peaceful internal development and of a tranquil but persistent foreign policy.

On March 23, 1906, King Charles I. of a free Rumania celebrated his forty years of reign and saw what was once a Turkish vassal State standing proudly erect among the European nations. Where once was chaos and corruption to-day is an orderly State, bound in friendly alliance with great Powers, and more important still, an example to the world of peaceful internal development and of a tranquil but persistent foreign policy.

During the past season 746 carloads of onions were handled through San Antonio and about 1,200 carloads, making the growers nearly \$250,000. These were shipped from the onion growing territory of southwest Texas.

The *Daily Express* of San Antonio, commenting upon these figures, says that seven years ago, when onion growing for outside markets began in southwest Texas, only about twenty carloads were shipped.

Water for Norseman's Horse.

From the *New Orleans Times-Democrat*.

"You never see a broken winded horse in Norway," said a horse doctor. "That is because the horses are allowed to drink while they eat, the same as mankind."

Our horse let them be as thirsty as get out, must still eat their dry fodder, their dry hay and oats and corn, with nothing to wash them down. But in Norway every horse has a bucket of water beside his manger, and, as he is interested to see how the Norwegian horses refresh their water with their messes, now they sip a little from the bucket, now they eat a mouthful, then another sip, then another mouthful, just like rational human beings."

"You never see a broken winded horse in Norway," and the natives say it is because they serve water to the animals with their feed.

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ONE VIEW OF GORKY EPISODE.

An English Visitor Was Dazed by That Moral Spasm.

The moral spasm which hardened American hearts toward Maxim Gorky and turned the Russian's liking of us into concentrated bitterness seems to have dazed the outside beholder.

The English writer H. G. Wells describes the affair in the following contribution to *Harper's Weekly*:

Gorky arrived and the éclat was immense. We dined him, we lunched him, we were photographed in his company by flashlight. I very gladly shared that honor, for Gorky is not only a great master of the art I practice, but a splendid personality.

Save for a few common greetings he has no other language than Russian. So it was necessary that he should bring with him to the world. And having, too, much of the practical helplessness of his type of genius, he could not come without his right hand, that brave and honorable lady, Mme. Andreeva, who has been now for years in everything but the severest legal sense his wife.

Russia has no Dakota; and although his legal wife has long since found another companion, the Orthodox Church in Russia has no divorce facilities for men in the revolutionary camp. So Mme. Andreeva stands to him as George Eliot stood to George Lewes; and I suppose the two of them had almost forgotten the technical illegality of their tie until it burst upon them and the American public in a monstrous storm of exposure.

It was like a summer thunderstorm. At one moment Gorky was in an immense sunshine, a plenipotentiary from oppression to liberty; at the next he was being almost literally pelted through the streets.

I do not know what motive actuated a certain section of the American press to initiate this policy of Maxim Gorky. A passion for moral purity may perhaps have prompted it, but certainly no passion for purity ever before begot so brazen and abundant a torrent of lies and calumny as the sort of campaign that damned poor MacQueen, but this time on an altogether imperial scale.

The irregularity of Mme. Andreeva's position was a mere point of departure. The journalists went on to invent a deserted wife and children; they declared Mme. Andreeva was an actress and a loose woman with all the unpleasant implications of that unfortunate word; they spoke of her generally as "the woman Andreeva"; they called upon the Commissioner of Immigration to deport her as a "female of bad character"—quite influential people wrote him to that effect; they published the names of her hotel and organized a boycott. Whoever dared to countenance the victims was denounced.